

## **CITY BOARD OF ZONING APPEAL #2367**

**DATE:** April 9, 2004

**DATE SCHEDULED FOR PUBLIC HEARING:** April 30, 2004

**LOCATION:** Generally located east of S. 57<sup>th</sup> Street, north of Dennis Drive.

**ADDRESS:** 3020 S. 57<sup>th</sup> Street

**LEGAL DESCRIPTION:** Lot 1, Block 2, Marcella's Addition

**APPLICANT:** Jerri Schultz  
3020 S. 57<sup>th</sup> Street  
(402)488-5852

**LOT AREA:** 11,040 square feet, more or less.

**ZONING:** R-2, Residential

**EXISTING LAND USE:** Single family residential.

### **SURROUNDING LAND USE AND ZONING:**

North:	Single family	R-2
South:	Single family	R-2
East:	Single family	R-2
West:	Single family	R-2

### **TYPE OF APPEAL:**

THIS APPEAL IS DIRECTED TO THE BOARD RELATIVE TO A VARIANCE.

Section 27.13.080(a), L.M.C. requires a rear yard of 27.60 feet. A variance from 27.60 feet to 18 feet is requested.

### **STAFF FINDINGS:**

1. This is a request to add on to an existing single family residence into the required rear yard.
2. On corner lots one or the other lot line opposite the street must be considered as the rear yard. This lot's rear yard is along the east lot line. The lot depth is determined by the longest average lot dimension. The required rear yard is 30' or 20% of the lot depth, whichever is less.
3. The house is a ranch-style on a corner lot with an underground pool south of the residence. There is a required front yard along both S. 57<sup>th</sup> Street and Dennis Drive. There is a required rear yard of 27.6'.

4. This lot is substantially similar in size to other lots in the neighborhood. Since it is a corner lot, it is larger to accommodate the additional front yard setback associated with corner lots. Lots range in area from 8,400 to 11,000 square feet.
5. The applicant indicated that they would like to build a 16' x 12' addition on to their house for a dining room. The house was constructed facing S. 57<sup>th</sup> Street, leaving little growth area to the north and east. Theoretically the garage could be moved to the south to accommodate an addition onto the south of the kitchen.
6. Board of Zoning Appeals #1074 to reduce the front yard setback along S. 58<sup>th</sup> Street from 25' to 23'3" for a garage was approved on August 4, 1978. This application was for the corner lot on S. 58<sup>th</sup> Street and Pawnee Street (northwest corner).
7. The Board of Zoning Appeals is empowered to grant variances "to the extent necessary to permit the owner a reasonable use of the land in those specified instances where there are peculiar, exceptional and unusual circumstances in connection with a specific parcel of land, which circumstances are not generally found within the locality or neighborhood concerned."
8. If this appeal were not granted, the owners could move the garage to the south and add a dining area to the south of the kitchen and adding on to the east of the house no closer than 27.6' to the east property line.

Prepared by

Becky Horner, 441-6373, [rhorer@ci.lincoln.ne.us](mailto:rhorer@ci.lincoln.ne.us)  
Planner



2002 aerial

# **Board of Zoning Appeals #2367** **3020 S. 57th St.**

Van Dorn St.

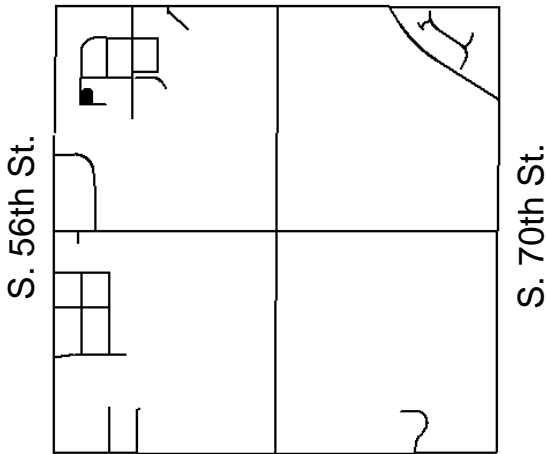
## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 4 T9N R7E



Zoning Jurisdiction Lines  
 City Limit Jurisdiction



Pioneers Blvd